

Transactional Additional Fees

In certain circumstances the law firm will need to conduct non-standard work on your behalf. The cost of any other additional services will be agreed between you and the law firm before work commences. Below are examples of the most common additional fees:

Additional Work	Additional Fee (excl. VAT)
Acting for a lender of a second charge (to register or remove the second charge, not Help to Buy)	£95
Acting in a contract race	£100
Acting in an auction situation	£175
Acting where other party is involved in probate	£75
Applying a declaration of trust	£195
Applying a deed of guarantee	£150
Applying a deed of variation	£150
Applying a grant of easement or right of way	£195
Checking an existing tenancy agreement on buy to let purchases	£50
Checking and approving an existing solar panel lease	£90
Completing and verifying identification checks for expat customers	£40
Completing electronic identification checks (per customer)	£10
Completing tenement checks on flats and tenement property (Scotland)	£75
Dealing with equity release or lifetime mortgage loans	£95
Dealing with independent solicitors (hourly rate)	£130
Dealing with Islamic finance loans	£245
Dealing with lease extensions and amendments	POA
Dealing with restrictive covenant breaches	£95
Dealing with sale of unregistered property	£95
Dealing with the merger of leasehold and freehold titles	£195
Drafting a statutory declaration	£50
Drafting an assured shorthold tenancy	£95
Drafting or approving a deed of covenant	£95
Drafting or approving a key undertaking / caretaker agreement	£50
Drafting or approving a licence to assign	£150
First registration at Land Registry (excluding Land Registry fee)	£95
First registration in Scotland (from Sasine, excluding disbursements) (Complex registration will incur higher fees which your law firm will confirm)	£95
Forwarding a copy title information document / updated registers of title to the customer	£20
Forwarding pre-registration deeds and documents	£10
Investigating bankruptcy entries per case (insolvency register check)	£30
Investigating flying freehold rights and obligations	£95
Investigating septic tank rights and obligations	£50
Investigating the title to additional land (including separate titles)	£45
Investigating unexpected unclear Land Registry priority searches	£75
Obtaining a bespoke indemnity insurance policy (not a block policy, excluding policy premium)	£45
Obtaining a letter of postponement from the Ministry of Defence or local authorities (per letter)	£50
Obtaining a letter of undertaking regarding searches (Scotland)	£15
Obtaining a letter of undertaking regarding title (Scotland)	£50
Obtaining and registering a deed of postponement	£195
Other additional work not listed here (hourly rate)	£130
Processing a change of name or address at Land Registry	£20
Purchase with a Help to Buy ISA	£50
Purchasing a Help to Buy / Low Cost Housing Scheme property (including new build and shared ownership fees)	£395
Purchasing a new build property	£150
Purchasing a shared ownership property (an initial or final share)	£195
Registering a third party transfer document (excluding disbursements)	£100
Removing a personal charge (per charge)	£150
Removing a tenancy in common restriction	£50
Removing second and subsequent charges (per charge)	£30
Resolving contaminated land issues (hourly rate)	£130
Reversing legal completion (excluding disbursements)	up to £390
Satisfying a special condition in the mortgage offer (per condition)	£45
Satisfying or removing a restriction or caution or inhibition (not for tenancy in common)	£150
Separating title and creation of servitude rights /burdens (Scotland) (excluding disbursements)	£195
Storing title deeds (Scotland) (per annum)	£75
Telegraphic transfer (same day payment) of surplus funds to the customer (per transfer)	£30
Telegraphic transfer (same day payment) to redeem existing loans	£30
Validating the source of a shortfall over £1000	£25